

# Chirton Wiltshire

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A charming country property with character, space and great privacy.

# CHURCH MILL HOUSE CHIRTON DEVIZES WILTSHIRE SN10 3QX

- Character, Privacy, Countryside
- Beautiful Period House
- Superb Accommodation
- Wonderful Gardens
- Adjoining Paddocks & Unspoilt Meadows
- Highly Individual Living Space
- Open Vaulted Dining Room
- Superb 'Living' Kitchen
- Breakfast Room & Garden Room
- Long Private Drive
- Outbuildings For Conversion
- In All About 15 Acres

Offers in excess of £1.75m





## DESCRIPTION

This most impressive period family home is an architectural delight. Set down a small country lane that borders this wonderful property's own grounds to one side, there is a real sense of arrival. The setting is enchanting with Church Mill House enjoying just over 15 acres of established private gardens, paddocks and a water meadow that draws in an abundance of wildlife. Inside, the house has a spacious flexible layout of over 3600sqft to include five bedrooms complemented by four reception rooms. A welcoming hallway with attractive floor tiles opens into the oldest part of the property- the vaulted dining room and drawing room, which between them have exposed ceiling beams, a feature fireplace with former bread oven, and a contemporary log burning stove. A country cottage style kitchen by 'Devizes Fine Kitchens' has granite worktops and a step down into a superb, dual aspect 37' reception room. Completing the ground floor is a study, an orangery / utility room, a cloakroom and a flexible ground floor bedroom/family room. On the first floor there are four bedrooms, completed by two shower rooms, a modern family bathroom, an office and a gallery landing. Outside, a sweeping driveway down to the house provides ample parking, and there is planning permission for a triple bay garage as well as consent to rebuild the period barn to a studio/accommodation. The beautiful gardens include private lawns, an established orchard with its own gated access, useful open fronted timber stores and sheds, and from the garden a footbridge crossing the meandering stream into the 6 acres of wild water meadow perfect for summer grazing. The 7.5 acres of grazing paddocks have their own gated access at the bottom of the land as well as being accessed through the meadow.

## SITUATION

Church Mill House is set in a superb rural location with incredible countryside views all around the house and gardens, as well as a meandering stream running around the property. Chirton is a popular village located in the Pewsey Vale some 5 miles east of the busy market town of Devizes and 12 miles south west of Marlborough. Local amenities in the village of Chirton and the neighbouring village of Marden include a primary school, church and an excellent public house 'The Millstream,' with more comprehensive facilities to be found in nearby Devizes including a range of supermarkets, shops, cinema and modern leisure centre. Educational needs are well catered for, as well as Devizes School, local independent schools include Dauntsey's in West Lavington, Marlborough College, St Marys in Calne and Stonar in Atworth. For those with sporting interests local golf courses include Bowood, North Wilts and Erlestoke Sands, horse racing at Salisbury Bath, Newbury and Wincanton. In addition, The Kennet and Avon Canal and various rivers and lakes provide fishing opportunities. There is a mainline railway station at Pewsey (15 minutes away) with direct trains up to London Paddington.

## PROPERTY INFORMATION

Services: LPG fired central heating, private treatment plant, private water supply (via a borehole). Mains electricity is connected. Agents Note: Public footpath at far end of 1 field. Located In an AONB (Area of Outstanding Natural Beauty). Tenure: Freehold. Planning consent granted for an open fronted triple garage (ongoing) & conversion/rebuild the period barn to ancillary accommodation plus a studio.















This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #72858

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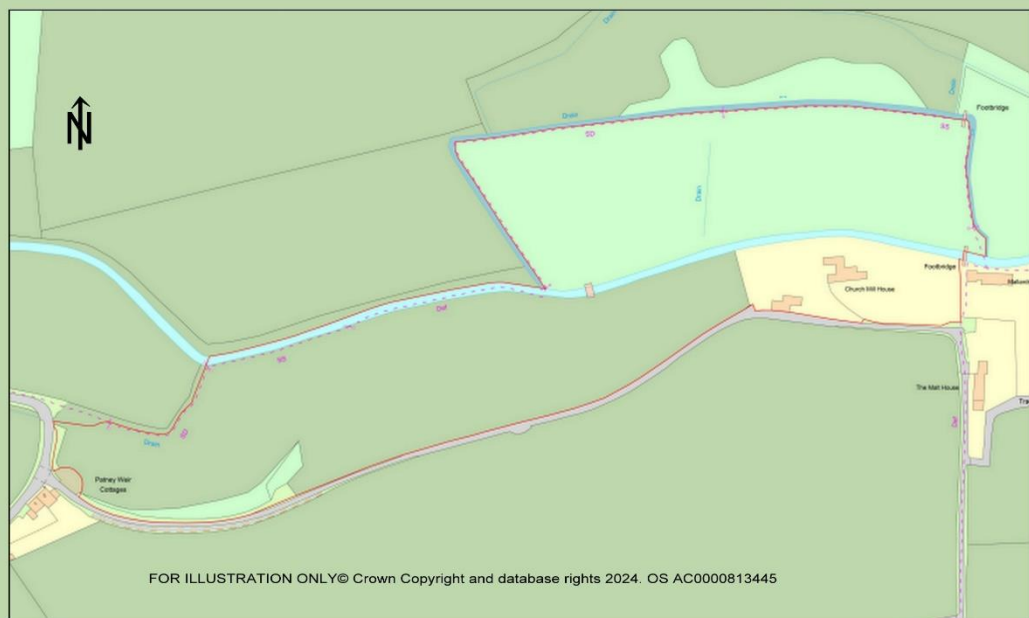
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